

**BOSTON  
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CONCEPTUAL DESIGN COMPETITION  
FOR  
CHINATOWN COMMUNITY SERVICE FACILITY

Exhibit  
Chinese Culture Center  
276 Tremont Street Boston  
March 3-17 1990

INTRODUCTION

A conceptual design competition for the Chinatown Community Service Facility to be built in Chinatown was recently sponsored by the Boston Redevelopment Authority as part of the planning process. This conceptual design competition - i.e. an competition of ideas - was intended to facilitate public discourse and education of the complex civic design issues related to siting, access, space sharing and programing, individual agency identity, and a common cultural image that are unique to the multi-function and multi-agency community service center.

In addition to reducing existing excess demands for a wide range of health care and human and educational services tailored to Asian immigrants, the new facility planned for Parcel C, a site bounded by Ash, Nassau, and Oak Streets, will also support immigrant residents of a 260-unit multi-family development to be constructed on two neighboring sites, Parcels A and B, bounded by Oak Street, Washington Street, and Marginal Road. The new facility will provide an expansion opportunity for several community service providers already located in Chinatown. The programing space will include child care, pre- and after-school care, counseling office, classrooms for English-as-Second Language programs and vocational training, health services, and recreation and cultural activities.

The BRA, working with the Chinatown community, is currently exploring alternative programing and financial plans to result in a final development project which is economically and functionally viable. When completed, this centrally located facility will provide a permanent anchor for community services in Chinatown. Erected on a site made available by the neighboring medical institutions as a result of the historic re-orientation of the planning framework for Chinatown, this new service center will mark a milestone in the continued development of the Chinatown community.



FOR IMMEDIATE RELEASE

FOR MORE INFORMATION CONTACT

	Ting-Fun Yeh, Chinatown Dir. of Planning Boston Redevelopment Authority	(617)	722-4300
<i>Horatio Chin</i>	Yim Lim (Architect)	(617)	492-3010
	Randall Imai (Architect)	(617)	923-6010
	Paul Donnelly (Architect)	(617)	262-2320
	Tunney Lee, Jury Chairman Chairman Dept. of Urban Studies, MIT	(617)	253-7955

## **CHINATOWN COMMUNITY CENTER COMPETITION WINNERS ANNOUNCED**

The Boston Redevelopment Authority has announced the results of a national design competition for conceptual design proposals for Boston's Chinatown Community Services Facility. The proposed structure is a 90,000 square foot neighborhood facility to be located on a site known as Parcel C which is bound by Oak, Ash, and Nassau Streets and May Place and abuts additional community service facilities located on Oak Street and Harrison Avenue. The fundamental purpose of the community facility is to provide for the development and expansion of health and human services and recreation facilities that are in critical demand in the Asian community.

Three Boston-area architects have been selected as undifferentiated winners by the jury chaired by Prof. Tunney Lee, Chairman of the Department of Urban Studies and Planning at the Massachusetts Institute of Technology. The three winners selected from seven semi-finalists are Donnelly Mangel Architects, Boston; *Horatio Chin and* Randall Imai Architects, Watertown; and Yim Lim Architects, Cambridge. In addition, Koetter, Kim & Associates, Boston, were awarded a special merit award by the jury.

(MORE)



**CHINATOWN COMMUNITY CENTER COMPETITION WINNERS ANNOUNCED**

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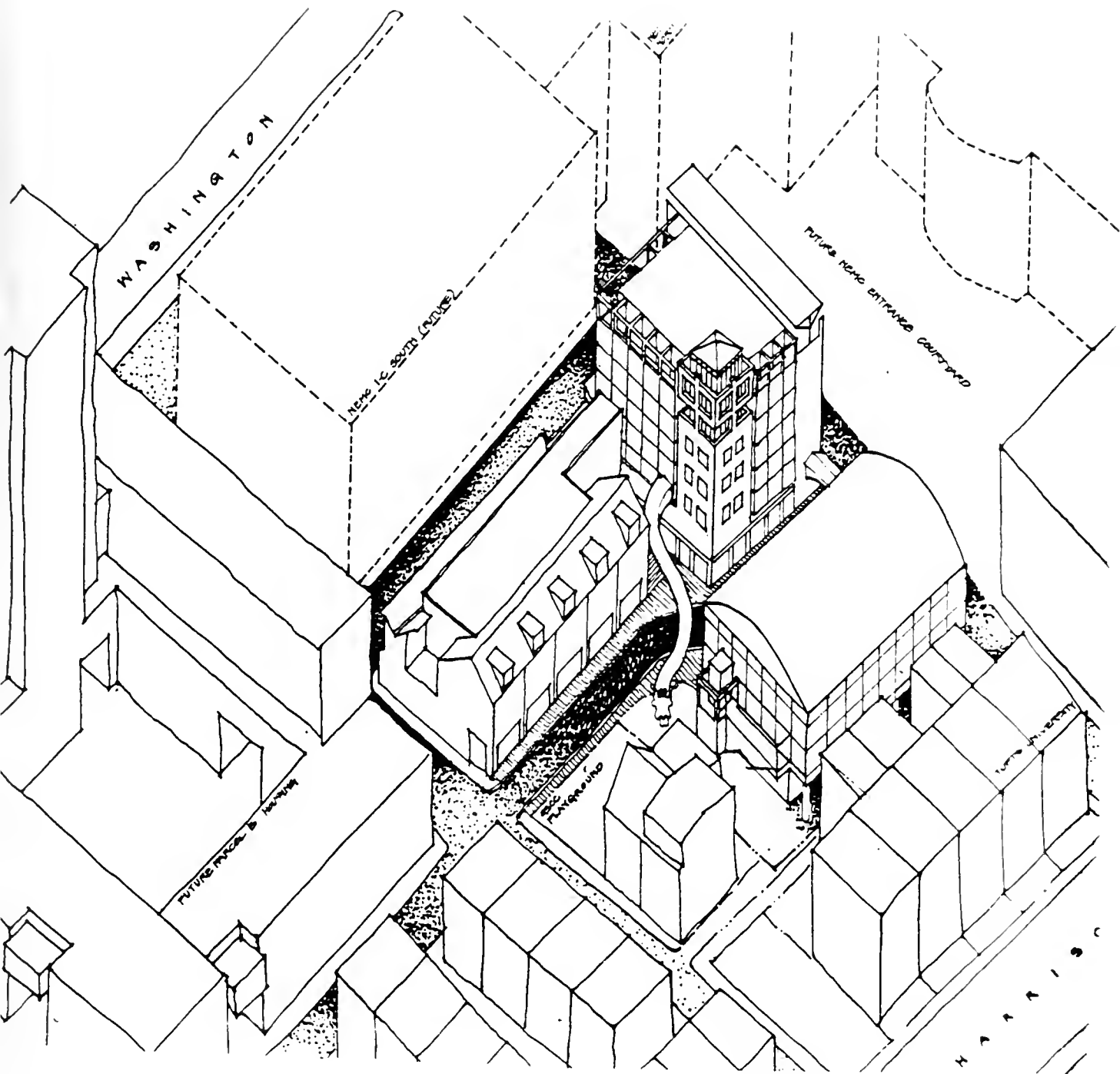
The community center is to be developed in conjunction with a multi-family mixed-income residential development, located on two parcels adjacent to Parcel C. The residential development site, Parcels A and B, will contain approximately 260 units of housing. The community service facility is being developed not only in support of the residential project, but also to address the immense existing demand within the Asian community for health and human services.

The Donnelly Mangel Architects scheme grouped active and passive uses separately resulting in a two-building expression which responds to the scale, geometry and circulation patterns of the Chinatown neighborhood. Functions within the building were reflected on the exterior to provide identity and character to the diverse uses and scale and order to the buildings as a whole. Randall Imai Architects created a new street as the main community space and lined the street with three new buildings of the community center and with an existing playground. The new buildings varied in design by reflecting the character and scale of typical South Cove rowhouses in one building, expressing the gymnasium in another, and matching the abutting buildings of the New England Medical Center with a seven story structure in the Nassau Street and Ash Street. The Yim Lim Architects scheme created an interior courtyard and bamboo garden as a community center focus and neighborhood amenity. The building was organized using traditional Chinese geomancy principals, known as *fung shui*, which maintains harmony and good fortune in a building. The scheme incorporated such diverse elements as a moon gate entryway and winged roof patterns.

###







### **Boston Chinatown Community Service Facility**

**Architect:** *Randall Imai - Architect Jon Keller, Randall Imai Principals*  
**Structural:** *Souza, True & Partners, Inc.*  
**Mechanical/**  
**Electrical:** *Bard, Rao + Athanas Consulting Engineers, Inc.*  
**Landscape:** *Paul C. K. Lu and Associates*



NEW ENGLAND MEDICAL CENTER

NEMC 1-C NORTH

FUTURE STREET  
(VIEW AXIS)

AMBULATORY CARE

NEMC 1-C SOUTH

PARCEL B HOUSING

(STREET MAY CHANGE)

FUTURE NEMC ENTRANCE COURTYARD

N A S S A U S T

TO COMMERCIAL CHINATOWN

A S H

LEE PLACE

STREET

EXIST PLAYGROUND

SERVICE AND  
PARKING ENTRANCE

RSCC

N

VIEW  
AND

VIEW  
AND



93,730 - Is Program in large?

cut to 75,000<sup>±</sup>? Is it properly loaded  
Gym on 3rd Floor

**Tower 39,500 nsf**

Health Center (Floors 1 thru 4)  
Boys and Girls Club (Floors 5 thru 7)

34,000

**Rowhouse 27,350 nsf**

Chinese-American Civic Association  
Quincy School Community Council  
Chinese Progressive Association  
Asian American Resource Workshop

cut 70 levels  
+ 20,512

@ 9.37M  
11.1M<sup>±</sup>

6

3 -

2+

cut one / 2  
move class  
rooms + child care

20,000

**YMCA 26,880 nsf**

Third Floor: Gymnasium

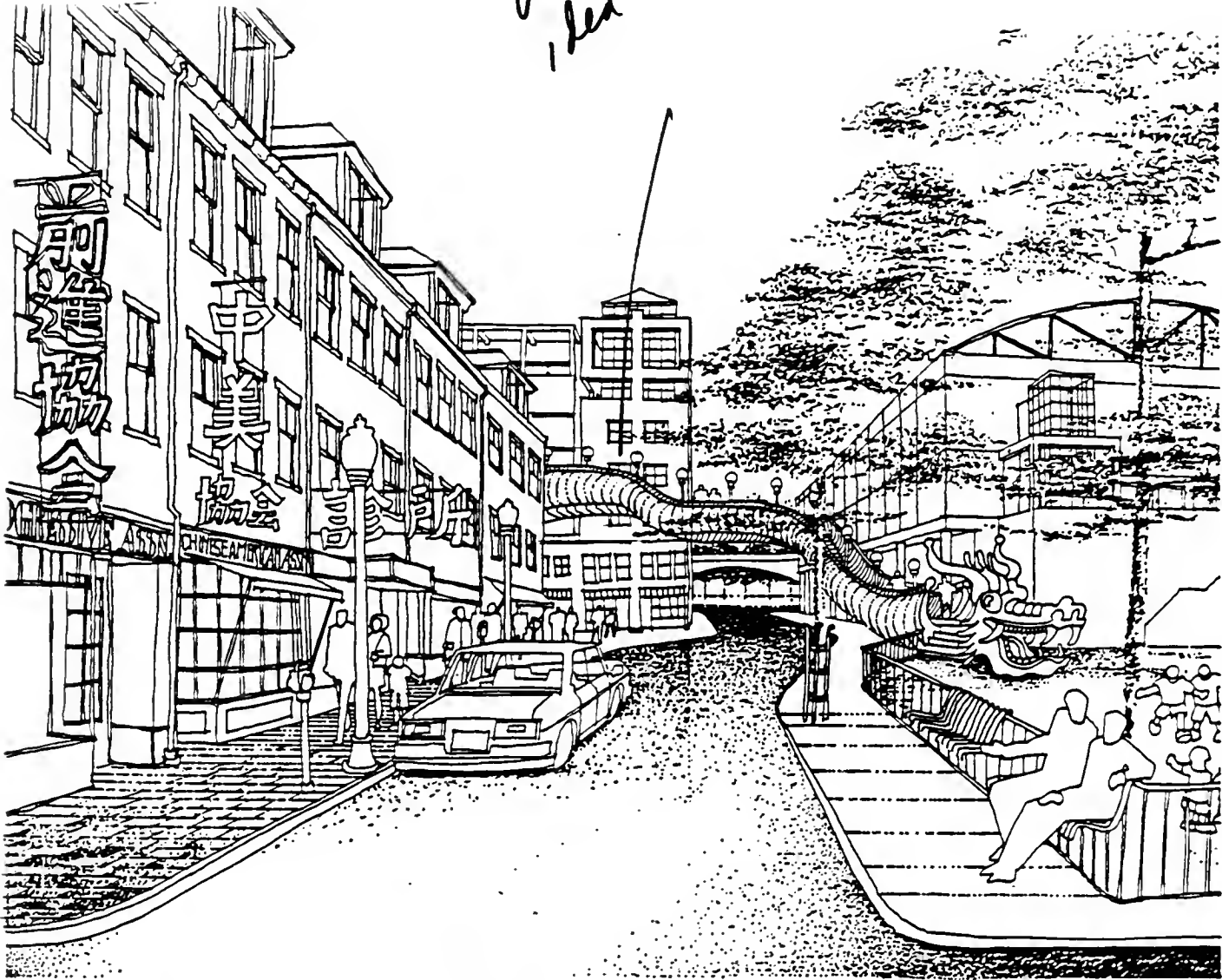
Second Floor: Locker Rooms  
Nautilus  
Exercise

First Floor: Administration  
Reception/Contr  
Classrooms  
Childcare

Basement: Recreation Room  
Multi-Use Areas



what a bold  
idea.

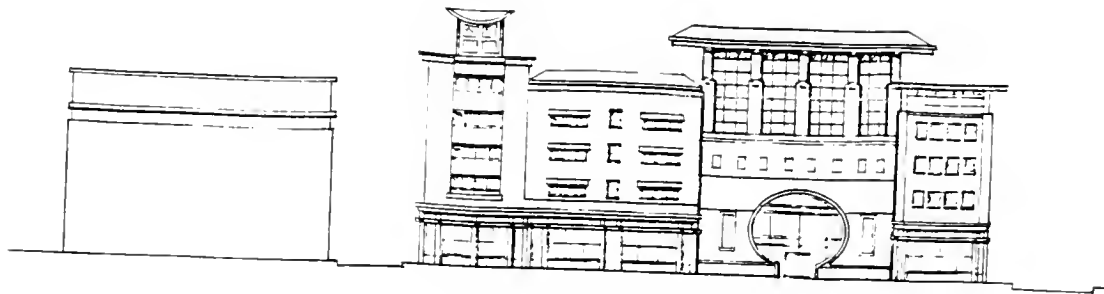


The main space of the Community Center is a new street which is a continuation of Maple Place. The Community Services Building (shown at left in the drawing) is designed as typical South Cove Rowhouses with service organizations occupying

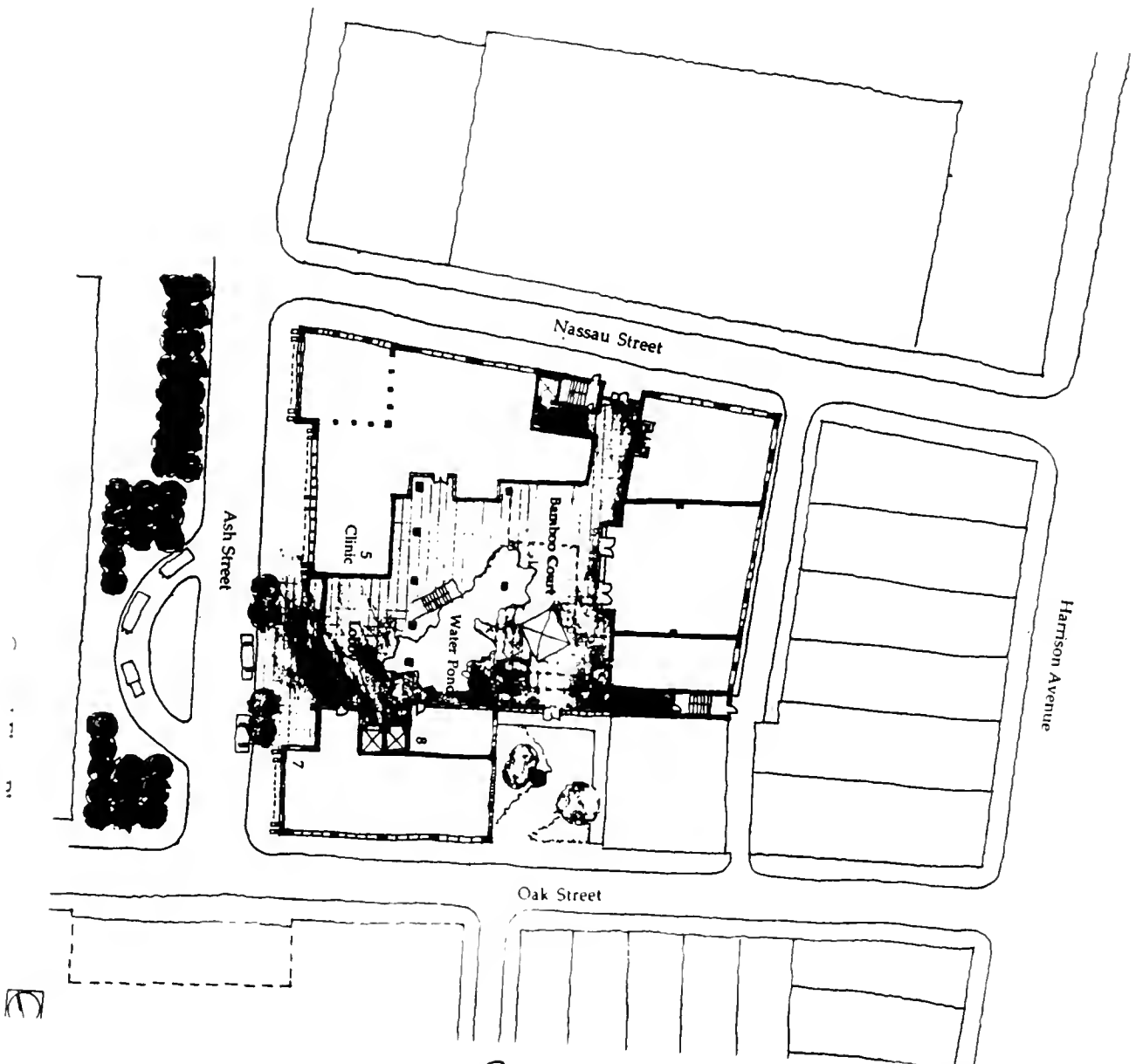
"storefront" areas and announced with neon shop signs. Across the street is the re-furbished and enlarged playground for QSCC. The dragon bridge connects functions in the Services Building and Tower to the playground.







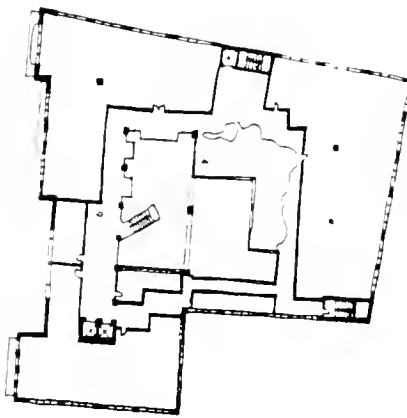
Exterior Elevation at Ash Street



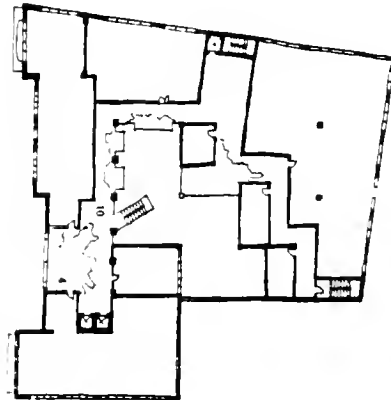
By Horatio Chin & Yim Lim Architects



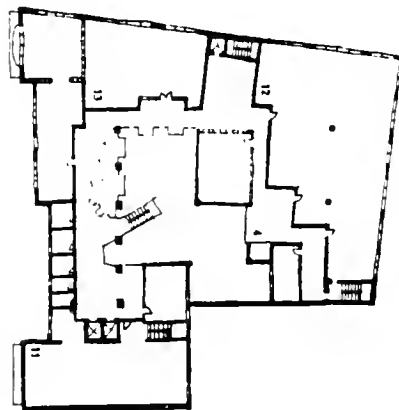
Second Floor Plan



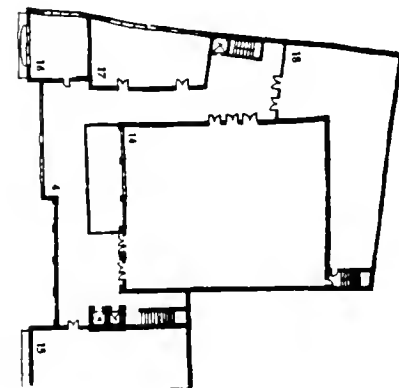
Third Floor Plan



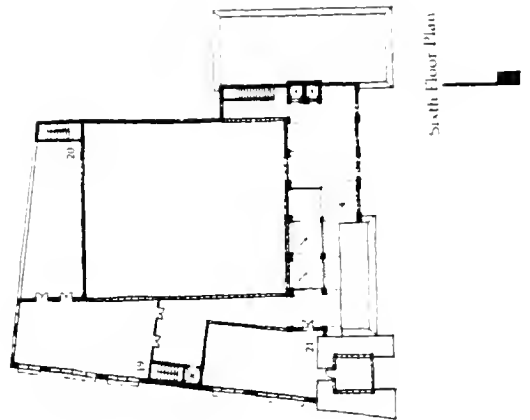
Fourth Floor Plan



Fifth Floor Plan



Sixth Floor Plan



#### Ground Floor Plan

- 1 Lobby
- 2 Bamboo Court
- 3 Water Pond
- 4 Waiting/Seating
- 5 Community Health Center Clinic
- 6 Chinatown Boys and Girls Clubs Game Rooms
- 7 Chinese Progressive Association Offices
- 8 Asian American Resource Workshop

#### Second Floor Plan

- 9 Community Health Center Clinic

#### Third Floor Plan

- 10 Chinatown Boys and Girls Clubs

#### Fourth Floor Plan

- 11 Chinese American Civic Association
- 12 QS Community Council
- 13 Chinatown YMCA Exercise Room

#### Fifth Floor Plan

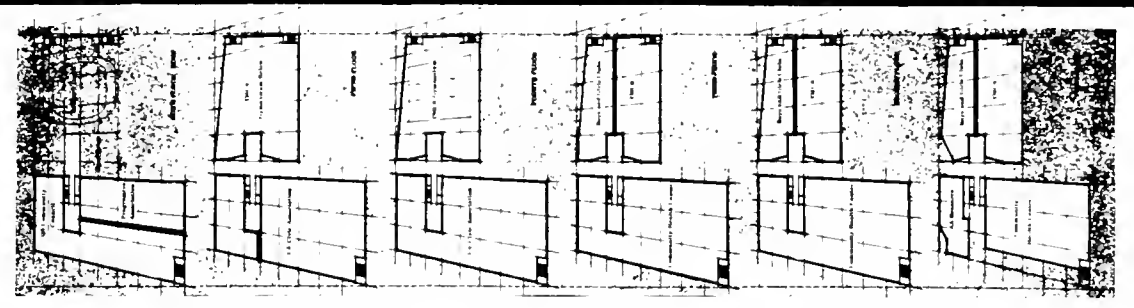
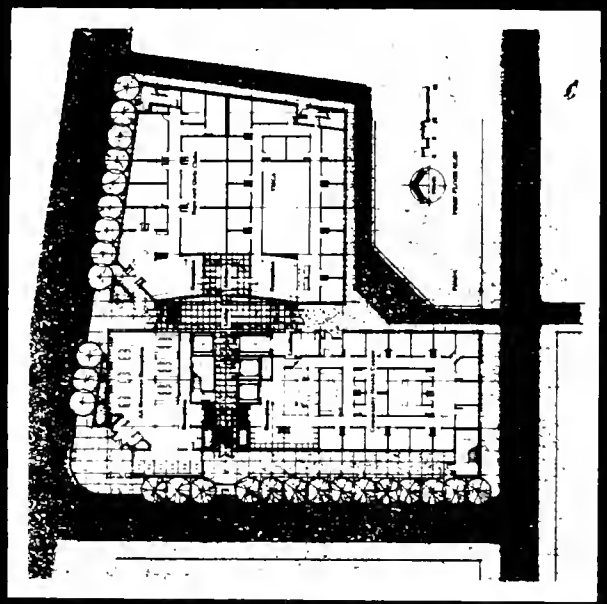
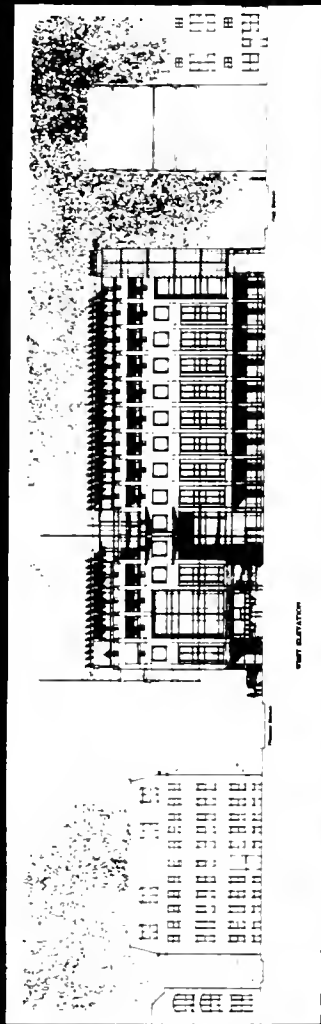
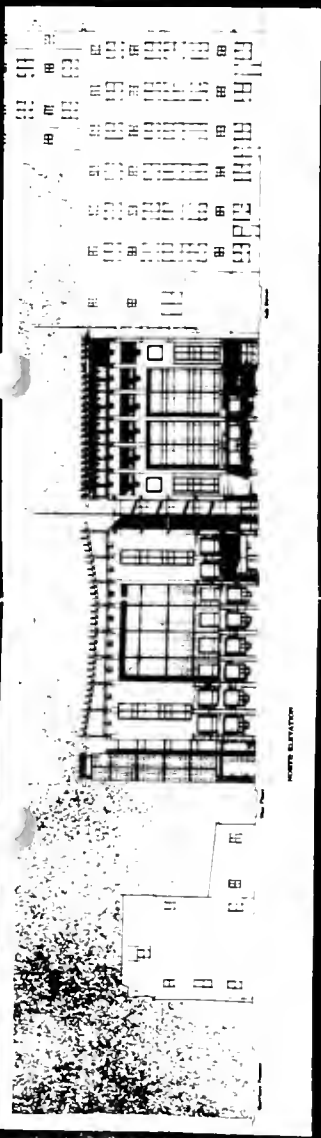
- 14 Chinatown YMCA Gym
- 15 Reception
- 16 Administration
- 17 Nautilus
- 18 Lockers

#### Sixth Floor Plan

- 19 Child Care
- 20 Child Care Open Space
- 21 General Recreation

Horatio Chin & Yim Lim Architects





**DESIGN NARRATIVE**

Our conceptual design process attempts to address the programmatic needs of the building, while also creating a structure that is both functional and aesthetically pleasing. The design is based on a series of principles that guide the development of the building's form and function.

The first principle is the need for a central, well-lit space that can serve as a hub for the building's activities. This is achieved through the use of a central atrium that is open to the sky, allowing for natural light and ventilation. The atrium is surrounded by a series of smaller, more intimate spaces that can be used for a variety of purposes, including offices, meeting rooms, and a lounge.

The second principle is the need for a building that is both functional and aesthetically pleasing. This is achieved through the use of a series of design elements that create a sense of rhythm and balance. These elements include the use of a grid system for the building's facade, the use of a series of vertical fins to create a sense of depth and shadow, and the use of a series of horizontal bands to create a sense of movement and flow.

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